

July 5, 2016

To: Members of the Jefferson Township
Board of Trustees

From: J. Jeffrey Payne,
Zoning Director

Re: **Activity Report for June 2016**

Summarized below is the activity report for the month of June, 2016:

Category:	Number:
BZA Cases	1 (see attached detail)
Zoning Cases	<i>Recommendations for Amendments to the Jefferson Township Comprehensive Plan</i> <i>Draft of the Proposed Jefferson Township Zoning Resolution</i>
Subdivision Applications	1 Submitted / Refusal issued
Zoning Certificates	4 (see attached detail)
Demolitions	4 – Recommended properties in the MC 2015 CDBG process
Complaints	<ul style="list-style-type: none">• 5 Nuisance Declarations in January 2016;• 24 Nuisance Declarations in March 2016;• 20 Nuisance Declarations in April 2016.• 31 Nuisance Declarations in May 2016;• 9 Nuisance Declarations in June 2016;• (see attached detail)

Jefferson Township Future Land Use Strategic Planning Process:

The Jefferson Township Zoning Commission is held a public hearing on Thursday June 9, 2016 to review the final recommended changes to the Jefferson Township component of the Montgomery County Comprehensive Plan (aka Future Land Use Plan), - the Trustees will be asked to formally adopt the recommended changes at the July 5, 2016 meeting.

The proposed text for the Jefferson Township Zoning Resolution has been forwarded to the Montgomery County Planning Commission for their review. Jefferson Township staff has met with Montgomery County Staff (Prosecuting Attorney & Planning Commission) and conducted a detailed review of the entire text. Staff hopes to present the final text to the Trustees for adoption in August.

Please review the attachments for additional information on the above summary.

Jefferson Township Board of Trustees
Zoning Activity Report for June 2016 Detail

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
Zoning Certificates	1764 Hopewell Ave #2016-008	Remove obsolete "Hot Tub" enclosure and replace with 10' x 8' storage shed in same location
	3274 S. Union Rd. #2016-009	Install 27 sf. Directional sign.
	6760 Dayton Farmersville Rd. #2016-010	Install 1,500 sf. Garage (50' x 30') in rear of single family residence.
	1310 Liscum Dr. #2016-011	Install privacy fence as desired, maintaining required height limits per set-backs
Subdivision Applications	8475 Stacey Road	Zoning refusal issued, BZA approval required.
BZA Cases:	8475 Stacey Road JT #0004-2016	Varaince application to permit the combining of three (3) parcels into two (2), which requires reductions lot size and lot frontages in the A - Agriculture District
Rezoning Cases:	Jefferson Township #Z003-2016	Recommended Amendments to the Jefferson Township Component of the Montgomery County Comprehensive Plan.

Demolitions

January 19, 2016 Nuisance Declarations

935 CALUMET LANE	Abated
6445 GERMANTOWN PIKE	Abated
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	Enforcement in process.
TAFT AVENUE @ KNAPP STREET	Enforcement in process.

March 15, 2016 Nuisance Declarations

209 KNOX AVE.	Abated
6794 DAYTON FARMERSVILLE RD.	Abated
6560 DAYTON FARMERSVILLE RD.	Abated
7671 DAYTON LIBERTY RD. BRICKER AVE. PARCEL # G27 18303 0106	Abated (emergency boarding) Property Owner Notification Completed / Abatement on hold
KELTNER @ PARSONS AVE.	Abated
346 PARSONS Ave.	Abated
42 DAVENPORT AVE.	Enforcement in process
40 DAVENPORT AVE.	In Property Owner Notification Process

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6628 WEST THIRD ST.	Enforcement in process
104 CALUMET LN.	Enforcement in process
278 COLGATE AVE.	Enforcement in process - Abandoned Vehicle Towed
COLGATE AVE. [300 BLOCK] PID G29 18202A0091	Enforcement in process - Abandoned Vehicle Towed
COLGATE AVE. [300 BLOCK] PID G29 18202A0092	Enforcement in process - Abandoned Vehicle Towed
9 MAEDER AVE	Abated
22 IONA AVE.	Abated
23 IONA AVE.	Enforcement In Process
24 IONA AVE.	Enforcement In Process
25 IONA AVE.	Enforcement In Process
105 BRICKER AVE.	Abated
113 BRICKER AVE.	Abated
127 BRICKER AVE.	Abated

April 19, 2016 Nuisance Declarations

139 CHAIN AVENUE	Abated
4718 ERICSON AVENUE	In Property Owner Notification Process
4737 ERICSON AVENUE	Enforcement In Process
4742 ERICSON AVENUE	Enforcement In Process
4754 ERICSON AVENUE	In Property Owner Notification Process
4760 ERICSON AVENUE	In Property Owner Notification Process
4766 ERICSON AVENUE	Enforcement In Process
4767 ERICSON AVENUE	Enforcement In Process
15 PAIGE AVENUE	Enforcement In Process
23 PAIGE AVENUE	In Property Owner Notification Process
101 PAIGE AVENUE	Enforcement In Process
330 LAWNCREST AVE	In Property Owner Notification Process
6445 GERMANTOWN PIKE	Abated
6349 GERMANTOWN PIKE	Enforcement In Process
928 INFIRMARY ROAD	In Property Owner Notification Process
3474 S. UNION ROAD	Enforcement In Process
313 LAWNCREST	Enforcement In Process
345 LAWNCREST	In Property Owner Notification Process
110 CHAIN AVENUE	Enforcement In Process
118 CHAIN AVENUE	Enforcement In Process

May 24, 2016 Nuisance Declarations

4824 VANGUARD AVE	In Property Owner Notification Process
4854 ERICSON AVE	In Property Owner Notification Process
4848 ERICSON AVE	Enforcement In Process
4842 ERICSON AVE	In Property Owner Notification Process
4843 ERICSON AVE	Enforcement In Process
4849 ERICSON AVE	Enforcement In Process

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4913 TENSCHAW DR.	In Property Owner Notification Process
4932 TENSCHAW DR.	Enforcement In Process
4918 COULSON DR.	In Property Owner Notification Process
1375 KIMMEL LN.	Enforcement In Process
1372 KIMMEL LN.	In Property Owner Notification Process
1615 KIMMEL LN.	In Property Owner Notification Process
5031 COULSON DR.	In Property Owner Notification Process
5136 BALLARD DR.	In Property Owner Notification Process
5107 BALLARD DR.	In Property Owner Notification Process
5099 ALTRIM RD.	Abated
5107 ALTRIM RD.	Abated
5170 DERBY RD.	In Property Owner Notification Process
5091 DERBY RD.	In Property Owner Notification Process
5312 TUCSON DR.	In Property Owner Notification Process
5144 TUCSON DR.	In Property Owner Notification Process
4759 GERMANTOWN PK. GERMANTOWN PIKE @ DERBY RD.	In Property Owner Notification Process
4643 BELCOURT DR.	In Property Owner Notification Process
4084 GERMANTOWN PK.	In Property Owner Notification Process
25 S. NORTHAMPTON AVE.	In Property Owner Notification Process
1107 ROSSITER DR.	In Property Owner Notification Process
5142 RETFORD DR.	In Property Owner Notification Process
4624 BELCOURT DR.	In Property Owner Notification Process
131 S. LUTHERAN CHURCH RD.	In Property Owner Notification Process
4901 TENSCHAW DR.	In Property Owner Notification Process

June, 2016 Nuisance Declarations

6736 DAYTON FARMERSVILLE RD.	In Property Owner Notification Process
1741 HOWELL AVE.	In Property Owner Notification Process
1660 HOPEWELL AVE.	In Property Owner Notification Process
5100 DERBY RD.	In Property Owner Notification Process
110 KNOX AVE.	Abated
7315 DAYTON LIBERTY RD.	Abated
2882 S. UNION RD.	In Property Owner Notification Process
2910 S. UNION RD.	In Property Owner Notification Process
5985 DAYTON LIBERTY RD.	In Property Owner Notification Process